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17 **UNITED STATES DISTRICT COURT**

18 **DISTRICT OF NEVADA**

19 JPMORGAN CHASE BANK, N.A.,

20 Case No. 2:17-cv-00349-GMN-NJK

21 Plaintiff,

22 vs.

23 SFR INVESTMENTS POOL 1, LLC, a
24 Nevada limited liability company; THREE
25 TURNBERRY PLACE, a Nevada non-profit
26 corporation; JEROME ROSENBERG, an
individual; and 2747 PARADISE, A SERIES
27 OF LUCKY AMY NAN, LLC, a Nevada
28 limited liability company,

Counter/Cross Defendants.

29 SFR INVESTMENTS POOL 1, LLC, a
30 Nevada limited liability company,

31 Counter/Cross Claimant,

32 vs.

33 JPMORGAN CHASE BANK, N.A.; M.G.L.
34 LIVING TRUST; IMELDA B. AQUINO, an
35 individual; JEROME ROSENBERG, an
36 individual; and 2747 PARADISE, A SERIES
37 OF LUCKY AMY NAN, LLC, a Nevada
38 limited liability company,

39 Counter-Defendant/Cross-Defendant.

40 **STIPULATION AND ORDER DISMISSING
41 JEROME ROSENBERG AND 2747
42 PARADISE, A SERIES OF LUCKY AMY
43 NAN, LLC WITHOUT PREJUDICE**

1 Cross-Defendants JEROME ROSENBERG (“Rosenberg”), an individual; and 2747
2 PARADISE, A SERIES OF LUCKY AMY NAN, LLC, a Nevada limited liability company
3 (“Series of Lucky”), by and through their counsel, stipulate and agree that they no longer have
4 any interest, ownership or otherwise, in the real property commonly known as **2747 Paradise**
5 **Road, #2602, Las Vegas, NV 89109; Parcel No. 162-09-614-146** (“Property”). Rosenberg
6 and Series of Lucky have been informed that the Property was sold on May 15, 2014 by the
7 foreclosure sale conducted by Nevada Association Services, Inc. (“NAS”), agent for Three
8 Turnberry Place (“the Association”). Rosenberg and Series of Lucky further stipulate and
9 agree that they will not contest the validity of the resulting foreclosure deed to the Association
10 recorded in the Official Records of the Clark County Recorder, Instrument Number
11 201405190003260, or SFR’s ownership interest in the Property.

12 Further, Plaintiff, JPMORGAN CHASE BANK, N.A. (“Chase” or “Bank”),
13 Rosenberg and Series of Lucky stipulate and agree that Chase shall dismiss its claims against
14 Rosenberg and Rosenberg stipulates and agrees that he will be bound by any non-monetary
15 order of the Court and will participate in discovery as needed.

16 Based on these representations, Chase, SFR, Rosenberg and Series of Lucky stipulate and
17 agree that Rosenberg and Series of Lucky shall be dismissed from this action without prejudice,
18 each party to bear their own fees and costs.

19 Dated this _____ day of _____, 2017.
20
KIM GILBERT EBRON
21 /s/ Diana Cline Ebron
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Dated this _____ day of _____, 2017.

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ORDER

UPON STIPULATION of the parties, and good cause appearing therefore, it is hereby ORDERED that Cross-Defendant JEROME ROSENBERG and 2747 PARADISE, A SERIES OF LUCKY AMY NAN, LLC shall be dismissed from this action without prejudice, each party to bear its own fees and costs.

DATED this 18 day of June, 2017.

Gloria M. Navarro, Chief Judge
UNITED STATES DISTRICT COURT